

Department of Planning and Community Development
Bimonthly Project Status Report
November 10, 2022

NEW DEVELOPMENT PROJECTS: All project applications accepted for review by M-NCPPC are listed on the City's website at the Planning Department's webpage under Development Review - <https://www.collegeparkmd.gov/159/Planning-Community-Development>. These projects are linked to the publicly available application materials filed with M-NCPPC. Projects listed as under discussion have not yet been accepted for development review and may or may not come to fruition.

Pre-Application Projects Under Discussion (Not accepted by M-NCPPC)	
Project	Status
7131 Baltimore Avenue – Tony Akaras Formerly known as District 3 Social House	Revised proposal for a mixed-use building with ground floor retail and 2 stories residential. APC and community heard an informational presentation on June 2, 2022. Property currently used as staging for another project. Fence wrap installed.
9621 Autoville Drive	Proposal to raze a single-family home and construct a 4-story apartment building with 12 units.
Paint Branch Preserve North and South – South of Cherry Hill Road and west of Autoville Drive Stanley Martin Homes	Land assemblage of property in the North Autoville area for construction of approximately 131 townhouse units in two subdivisions. The Applicant held the required Pre-Application Neighborhood Meeting on August 31, 2022 and emphasized that the concept plans shown were still undergoing revisions. The link to the meeting video is: https://rodgers.sharefile.com/d-s88380b29a1ee4aa7b1a4251195af727e NRI for Preserve North approved by M-NCPPC and NRI for Preserve South under review.
Campus Village Center – LV Collective	Proposal to redevelop the shopping center, gas station and Town Hall with a mixed-use project. Will include space for community use. Applicant enrolled in Voluntary Clean Up Program with MDE.
Redevelopment of Old Leonardtown Housing (behind Fraternity Row) University of Maryland with Mosaic Development Corporation and Campus Partners	Raze existing student housing and build proposed 5-story graduate student housing building over 2 levels of parking. Will follow Mandatory Referral process.
7501 Hopkins Avenue - Renovation and addition to former Phi Gamma Delta (FIJI) fraternity house by the Evans Scholarship Foundation	Housing for 45 persons in a living and learning community of need-based golf caddies. Entitlement process to be determined but may entail subdivision and site plan applications. Site development concept plan submitted to DPIE.
Special Exception SE-4855 9520 Baltimore Avenue (Formerly Jordan Kitts Piano)	To allow an auto body paint and repair shop in the Neighborhood Activity Center (NAC) zone. A pre-application neighborhood meeting was held by the applicant on Zoom.

RFP-OCS-2022 CPRK – Aviation Landing Solicitation of development proposals by Prince George’s County for site at Campus Drive and Corporal Frank Scott Drive previously approved for a Residence Inn hotel by Marriott.	RFP issued on February 25, 2022, and awarded on September 1, 2022, to a development team led by Terrapin Development Company, 4 Castles and Mosaic Development Corporation for a mixed-use project containing 1.3 million SF. Formal announcement made at an event held on site on November 3 at 11:00 am.
Redevelopment of BP Gas Station East side of Baltimore Avenue at Cherry Hill Road	Proposal for 18-25 units of multifamily housing in a 3-story building.
Major Revision to Detailed Site Plan DSP-17052-01 – Hillel 7505 Yale Avenue	Cultural Center previously approved being redesigned to increase gross floor area slightly and change architecture.
8616 Baltimore Avenue – College Park Car Wash	Under contract by the Gilbane Development Corporation for redevelopment as student housing.
Applications Accepted for Review by M-NCPPC	
Detailed Site Plan DSP-22015 9113 and 9137 Baltimore Avenue RST Development	Redevelopment of the Days Inn, Howard Johnson’s, and Red Roof Inn for 331 units of affordable multifamily housing and 4,000 SF of retail using State financing. DSP accepted with tentative Planning Board hearing date January 5, 2023.
Preliminary Plan of Subdivision 4-22034 Parcels 1 -7, A & B, Discovery Point at Discovery District - Baltimore Avenue and Campus Drive Terrapin Development Company (TDC) and Brandywine Realty Trust	Proposal for an innovation hub with 474,000 SF of Class A office space, 50,000 SF commercial space and 500 multi-family units constructed in phases. TDC to hold ground lease. Accepted for review on October 3, 2022. Review period extended to allow for submission of additional information.
Preliminary Plan of Subdivision 4-22019 5101 Iroquois Street Chalabi Hanadi	Subdivide property to create 2 lots to retain the existing house and build a new house.

CIP PROJECTS – COMMUNITY DEVELOPMENT: These are City of College Park projects funded through grants and the general fund. Detailed information about them can be found on the City’s website – www.collegeparkmd.gov/252/Projects.

Project	Status
Hollywood Streetscape	Project under construction – 80% complete. Milling of roadway completed with asphalt paving scheduled to begin November 5.
Rhode Island Avenue Bike Lanes	Design plans and specifications 100% complete. City Council awarded construction contract on September 13, 2022 and requested additional design for vertically buffered lanes.
Duvall Field	Design plans 60% complete and under review. Community meeting held on July 26 and City Council reviewed on September 6, 2022. Further review by City Council will be scheduled.
49 th Avenue Sidewalk	Construction completed and grant closeout underway.
Hollywood Road Sidewalk	Design plans and bid package 90% complete and under review by the state. Construction bids will be solicited after state approval.

Cherokee Street Sidewalk	County Notice to Proceed under CDBG grant received and contract award scheduled for 11/15 City Council approval.
Veo Parking Hubs and Bike racks	Finalizing locations and scope of work to solicit contractor bids for installation.
North College Park Community Center Feasibility Study	M-NCPPC Feasibility Study for site selection is underway. Test fits and conceptual design plans were prepared for two sites and a virtual community meeting was held on October 17. A poll during the meeting indicated a preference for the Hollywood Shopping Center location.